

018.0

0007

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,017,800 / 1,017,800

APPRAISED:

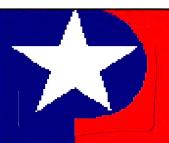
1,017,800 / 1,017,800

USE VALUE:

1,017,800 / 1,017,800

ASSESSED:

1,017,800 / 1,017,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28		COLONIAL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DESCHAMPS-BLOOD DAVID	
Owner 2: DESCHAMPS-BLOOD CLAIRE	
Owner 3:	
Street 1: 28 COLONIAL DR	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: HURD JOHN W & DALE A -
	Owner 2: -
	Street 1: 28 COLONIAL DR
	Twn/City: ARLINGTON
	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Vinyl Exterior and 2669 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	HURD JOHN W & D	1357-146	8/5/2008	693,000	No	No
		999-53	6/1/1985	168,000	No	Y

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6018	Sq. Ft.	Site			0	85.	1.00	2									510,461						510,500	

Total AC/HA: 0.13815

Total SF/SM: 6018

Parcel LUC: 101 One Family

Prime NB Desc KEL/MANOR

Total: 510,461

Spl Credit

Total: 510,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 05 - Garrison	1	Rating: Good		Full Bath: 1	A Bath: 1	Rating:		SCUTTLE SINK IN BSMT.															
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1		Rating:																	
(Liv) Units: 1	Total: 1			A 3QBth		Rating:																	
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Good																	
Frame: 1 - Wood				A HBth:		Rating:																	
Prime Wall: 4 - Vinyl				OthrFix: 1		Rating: Average																	
Sec Wall: 8 - Brick Veneer	15 %			OTHER FEATURES																			
Roof Struct: 1 - Gable				Kits: 1		Rating: Good																	
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:																	
Color: GREY				Fpl: 1		Rating: Good																	
View / Desir: k - Kelwyn Manor				WSFlue:		Rating:																	
GENERAL INFORMATION				CONDOS INFORMATION																			
Grade: C+ - Average (+)				Location:																			
Year Blt: 1941	Eff Yr Blt:			Total Units:																			
Alt LUC:	Alt %:			Floor:																			
Jurisdct:	Fact: .			% Own:																			
Const Mod:				Name:																			
Lump Sum Adj:				DEPRECIATION																			
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %																		
Avg Ht/FL: STD				Functional:		%																	
Prim Int Wal 2 - Plaster				Economic:		%																	
Sec Int Wall:	%			Special:		%																	
Partition: T - Typical				Override:		%																	
Prim Floors: 3 - Hardwood				Total:	10.8 %																		
Sec Floors:	%			CALC SUMMARY																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 140.00																			
Subfloor:				Size Adj.: 1.12683916																			
Bsmnt Gar:				Const Adj.: 1.00439954																			
Electric: 3 - Typical				Adj \$ / SQ: 158.452																			
Insulation: 2 - Typical				Other Features: 86686																			
Int vs Ext: S				Grade Factor: 1.10																			
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																			
Heat Type: 1 - Forced H/Air				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC: 100			Adj Total: 568758																			
Solar HW: NO	Central Vac: NO			Depreciation: 61426																			
% Com Wal	% Sprinkled			Depreciated Total: 507332																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 018.0-0007-0012.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:	Total Special Features:								Total:													